

LAND FOR SALE

# COMMERCIAL SITES - 94 ACRES - WILL DIVIDE

WELLS BYPASS & DAVIDSON AVE., MT. VERNON, IL 62864



**SALE PRICE: \$38,000-\$110,000/ACRE**

PRESENTED BY:

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# PROPERTY SUMMARY 37.91 ACRE SITE

Wells Bypass Mt Vernon, IL



LISTING #	2711
TOTAL ACRES AVAILABLE	37.91
PRICE PER ACRE	\$38,000/ACRE
TOPOGRAPHY	Flat/Gently Sloping
ELECTRIC	Tri-County Co-Op/Available to Site
GAS	Ameren IL/Near Site
SEWER	City Served/8"/On Site
WATER	City Served/10"/On Site
PARCEL #	06-35-300-009
COUNTY	Jefferson
ZONING	CG
TAXES	Yr/2022 - \$301
TIF DISTRICT / ENTERPRISE ZONE	Yes

## Property Overview

Vacant land 37.91 acres (may divide), no structures. Land is generally flat to gently sloping. Drainage ditch traversing across near the south portion of the property. Small wooded area on SW corner of property.

## Location Overview

Site is located off I-57 between Exits 94 and 95.

**Listing No:** 1804

**Land**

Shiloh Acres - Tract 2 East  
East Side of Davidson Ave  
Mt. Vernon, IL 62864

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** \$3,518,000  
**Sale Price/Acre:** \$100,000  
**Sale Price/SF:** \$2.30

**LEASE INFORMATION:**

**For Lease:** No  
**Lease Rate:**  
**Lease Term:**

**Comments**

35.18 acres on east side of Davidson Avenue south of IL-15 suitable for commercial / mixed use development. Property situated south of major businesses (Kohl's, Lowes & Walmart) and near new City owned industrial park. Located in TIF District and Enterprise Zone. Easy access to I-57/64 at exits 94 and 95.

**Total Acres Available:** 35.18  
**Min Divisible Acres:** 35.18

**LAND MEASUREMENTS:**

**Acres:** 35.18  
**Frontage:** 1,317 FT  
**Depth:** 1,120 FT

**Subdivide Site:** No

**TRANSPORTATION :**

**Interstate:** I-57/64  
**Rail:** No  
**Barge:** No  
**Airport:** No

**PROPERTY INFORMATION:**

**Parcel No:** 06-35-300-001 Minus 2.1 AC to 002  
**County:** Jefferson  
**Zoning:** Industrial/PUD  
**Zoning By:** Mt. Vernon  
**Complex:**

**TIF:** Yes  
**Enterprise Zone:** Yes  
**Survey:** No  
**Environmental:** No  
**Archaeological:** No  
**Property Tax:**  
**Tax Year:**  
**Traffic Count:** 6,900  
**Topography:** Level to Rolling

**UTILITY INFORMATION**

<b>Water Provider:</b> City of Mount Vernon	<b>Service:</b> 12"	<b>Location:</b> West Side of Davidson Ave
<b>Sewer Provider:</b> City of Mount Vernon	<b>Service:</b> 8"	<b>Location:</b> East Side of Davidson Ave
<b>Gas Provider:</b> Ameren IL	<b>Service:</b>	<b>Location:</b>
<b>Electric Provider:</b> Tri County Electric	<b>Service:</b>	<b>Location:</b>
<b>Telecom Provider:</b>	<b>Service:</b>	<b>Location:</b>

**Listing Broker(s)**

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**Listing No:** 1804

**Land**

Shiloh Acres - Tract 1 West  
West Side Davidson Ave  
Mt. Vernon, IL 62864

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** \$2,293,500  
**Sale Price/Acre:** \$110,000  
**Sale Price/SF:** \$2.52

**LEASE INFORMATION:**

**For Lease:** No  
**Lease Rate:**  
**Lease Term:**

**Comments**

20.85 acres on west side of Davidson Avenue south of IL-15 suitable for commercial / mixed use development. Property situated south of major businesses (Kohl's, Lowes & Walmart) and near new City owned industrial park. Located in TIF District and Enterprise Zone. Easy access to Interstate I-57/64 at exits 94 and 95.

**Total Acres Available:** 20.85

**Min Divisible Acres:**

**LAND MEASUREMENTS:**

**Acres:** 20.85  
**Frontage:** 1320' FT  
**Depth:** 660' FT

**Subdivide Site:** No

**TRANSPORTATION :**

**Interstate:** I-57 / 64  
**Rail:** No  
**Barge:** No  
**Airport:** No

**PROPERTY INFORMATION:**

**Parcel No:** 06-34-400-002 + 2.1 AC from 001  
**County:** Jefferson  
**Zoning:** Industrial/PUD  
**Zoning By:** City of Mt. Vernon  
**Complex:**

**TIF:** Yes  
**Enterprise Zone:** Yes  
**Survey:** No  
**Environmental:** No  
**Archaeological:** No  
**Property Tax:**  
**Tax Year:**  
**Traffic Count:** 6,900  
**Topography:** Level

**UTILITY INFORMATION**

**Water Provider:** City of Mount Vernon  
**Sewer Provider:** City of Mount Vernon  
**Gas Provider:** Ameren IL  
**Electric Provider:** Tri County Electric  
**Telecom Provider:**

**Service:** 12" **Location:** West Side of Davidson Ave  
**Service:** 8" **Location:** East Side of Davidson Ave  
**Service:** **Location:**  
**Service:** **Location:**

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